

PRELIMINARY SUMMARY OF INFORMATION

SUBMITTED TO THE COMMISSION ON CHICAGO LANDMARKS IN FEBRUARY 2005

Hazelton House

5453 North Forest Glen Avenue

Date: 1881

Builder: Unknown

The Hazelton House is one of the oldest known-surviving buildings in the Forest Glen community area, originally part of outlying Jefferson Township before it was annexed to the City of Chicago in 1889. A vernacular carpenter-builder version of a Queen Anne-style home, the Hazelton House has handsome original carved wood ornament and is remarkably intact.

The house's original owner, Captain William Cross Hazelton, was a noteworthy early resident of what would become Chicago's Far Northwest Side. Hazelton fought with the Eighth Illinois Regiment throughout the Civil War fighting in over 100 battles, including Gettysburg and Antietam. After the war Hazelton settled in then-Jefferson Township in 1866 as a farmer. With the construction in 1873 of the Chicago, Milwaukee and St. Paul railroad along the western edge of his 57-acre farm, he saw development possibilities in the area that he called "Forest Glen," the name by which it is still known today. Hazelton offered lots for sale subdivided from his farm throughout the 1880s and 1890s.

A prominent civic leader, Hazelton was a trustee of the Village of Jefferson, was treasurer of the local school board for a dozen years, and donated land for a school, two churches and the Forest Glen railroad depot. An early conservationist, he retained a significant portion of his land along the banks of the North Branch of the Chicago River as a wooded oasis before he persuaded the Cook County Forest Preserve District, just before his death in 1918, to purchase the property, which became the Forest Glen Forest Preserve. His home and an adjacent horse barn were moved from the preserve district property in 1920 to their current location across Forest Glen Avenue.

BUILDING CONSTRUCTION AND DESCRIPTION

The Hazelton House was built in 1881 by William Hazelton, who had farmed in Jefferson Township for approximately 15 years at the time of the house's construction. Although a relatively simple building in overall design and detailing, it is typical of the houses built in the late 19th century in outlying rural and emerging suburban areas surrounding fast-expanding Chicago. It is handsomely preserved with excellent physical integrity.

The house is two stories tall and cross gable in plan, with the addition of a porch on the front façade of the house and a small lean-to addition on the rear. The building is clad with thin horizontal wood clapboard siding that has been well maintained, and it retains its original wood windows. The most distinctive decorative feature of the house—its gable trim—is found on the apex of the steeply pitched projecting gable eaves. This distinctive gable ornament includes a carved central King post, carved pendent and diagonal collar braces. There are molded bargeboards along the gable ends on the three principal elevations.

On the front facade, there is a central three-sided bay window with double-hung wood sash and a plain bracketed cornice. Below each window on the bay is a tongue-and-groove panel, set on a diagonal, inset from the plane of the wall. A side entrance porch is supported by chamfered posts and carved brackets.

The house and its associated two-story horse barn were moved in 1920 across Forest Glen Avenue from their original location after the acquisition of the property by the Cook County Forest Preserve. According to City of Chicago historic building permit records, a concrete foundation was completed on December 13, 1919, and the building was moved onto the new foundation on February 20, 1920. The original entrance to the barn has been expanded to accommodate two cars. A rear door and two square windows were added during the current owner's tenure.

Despite being moved, the Hazelton House is the oldest and best-documented house in this portion of Chicago's Far Northwest Side, dating from before the area's annexation to Chicago in 1889. It has been lovingly restored and maintained by Gene and Marilyn Mikota, the house's owners for the last forty years.

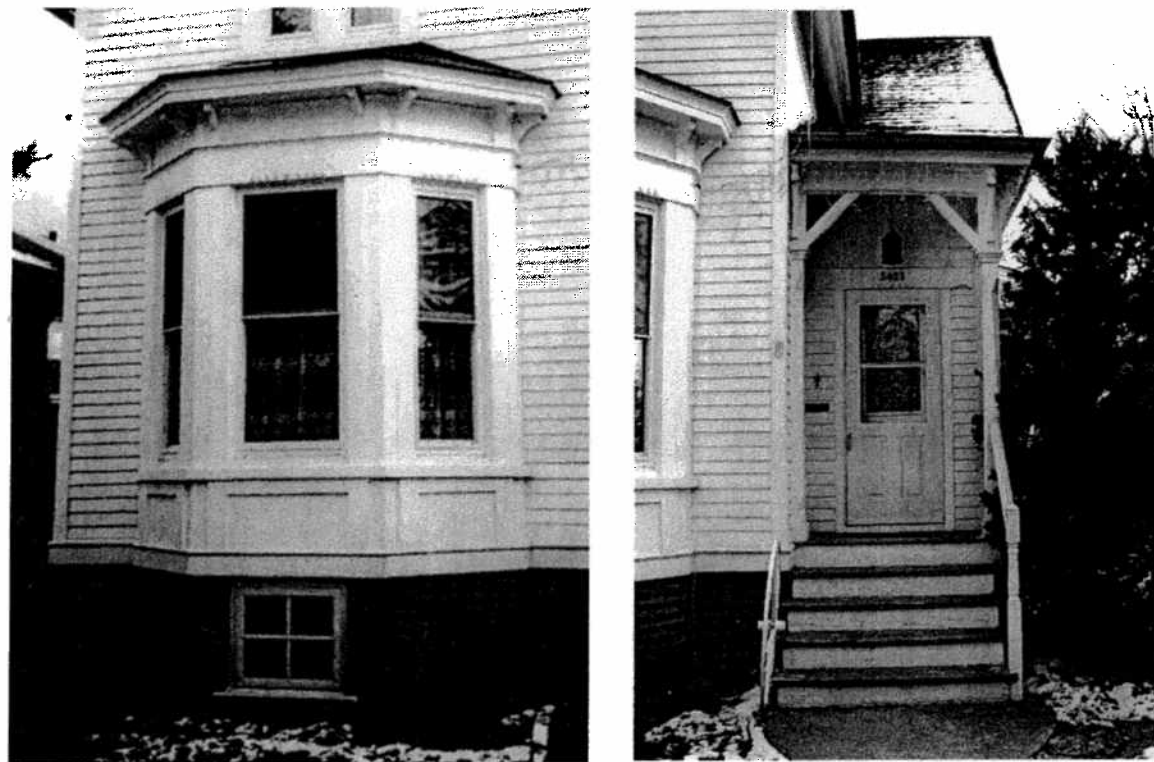
THE QUEEN ANNE STYLE

The Hazelton House is a fine example of a vernacular carpenter-builder Queen Anne-style house. This type of wood-frame house was often built in largely rural or emerging suburban areas yet to be annexed to Chicago in the 1880s, although few retain the physical integrity or have the documented history of the Hazelton House.



Above: The Hazelton House is a 2-story wood-frame house built in 1881.

Left: It is located at 5443 N. Forest Glen Ave. in the Forest Glen community area.



The Hazelton House is an excellently-preserved vernacular Queen Anne-style wood-frame house. Top and above left and right: Details of the fine craftsmanship displayed by the building's detailing. Right: The house's wood-frame garage, originally a barn.



Architect and historian Cyril Harris describes the Queen Anne as an eclectic style of domestic architecture of the 1870s and 1880s in England and America. Misnamed after Queen Anne, the English Queen who ruled in the late 1600s and early 1700s, the style is actually based on Elizabethan country house and cottage architecture. Ornementally diverse and often visually rich, Queen Anne-style buildings can range from elaborate mansions and commercial buildings with dramatic rooflines and a plethora of applied ornament to simply planned and detailed small houses and cottages.

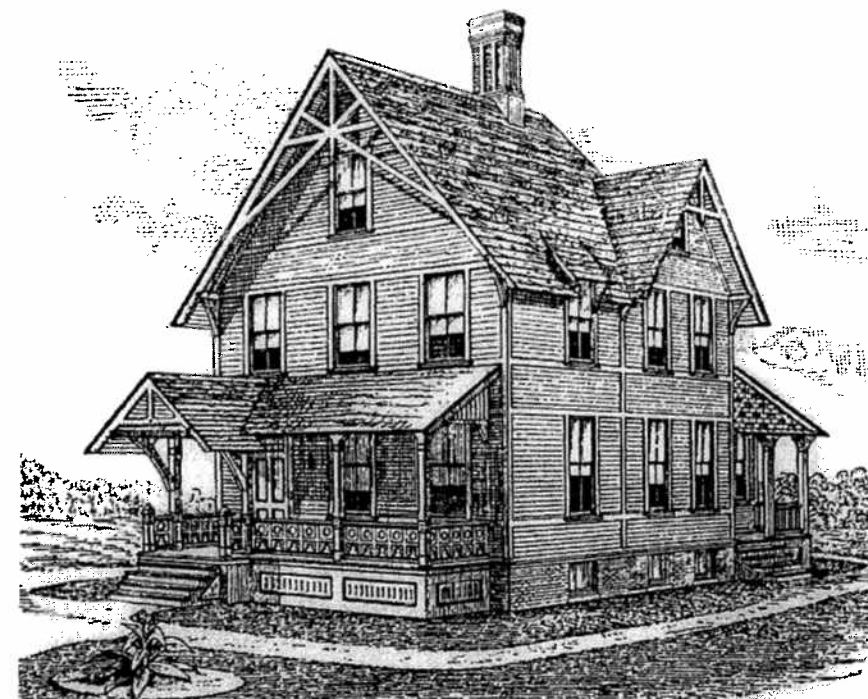
What unifies these diverse buildings are a dependence on asymmetrical composition and a wide array of decorative materials and textures. Architectural parts can include towers, turrets, tall chimneys, projecting pavilions, porches, bays and encircling verandas. Ornament can be in wood, metal, terra cotta, or stone, and range from the simplest wooden spindle work to elaborate terra cotta and pressed-metal details.

The Hazelton House is similar to the small number of other existing, well-preserved houses that were built in what were once suburban or rural towns, but are now within outlying Chicago neighborhoods. These houses include the Iglehart House at 11118 S. Artesian Ave. in the Morgan Park community, built in 1857, and the Wingert House at 6231 N. Canfield Ave. in the Edison Park community, built in 1854 and expanded circa 1868-75 (both are designated Chicago landmarks).

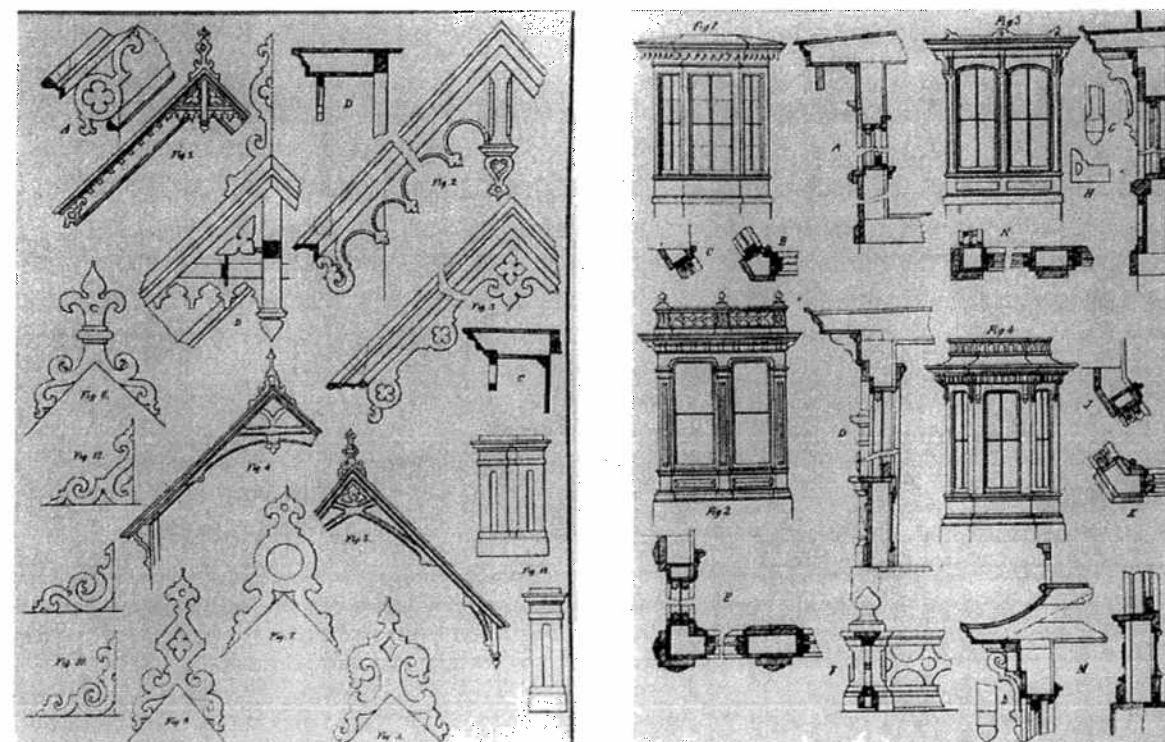
No architect or builder for the Hazelton House is known, and Captain William Hazelton most likely did not commission a professional architect to design his house in 1881. When Hazelton settled in Jefferson Township after the end of the Civil War on his 57-acre farm, the family lived in a run down cottage, according to his youngest daughter and biographer, Jessie Hazelton Askgaard. When Hazelton began to think about a new dwelling for his family, having grown to four children, he or his builder most likely turned to an architectural pattern book or carpenter guide to decide on a suitable home.

In terms of style, the mid and late 19th-century American house builder had an almost inexhaustible array of choices loosely based on architectural styles from past periods. The range extended from Classical Revival houses, Tuscan villas, and anything Gothic from bracketed cottages to battlemented castles. This "visual smorgasbord," so described by *The Old House Journal*, was widely disseminated in pattern books, simpler carpenter guides, and magazine articles. Two of the most influential figures of the time were the architect Alexander J. Davis and the landscape architect Alexander Jackson Downing. Between 1839 and 1850 they collaborated on a number of publications with Davis drawing the architectural illustrations and Downing providing the narrative description and philosophical rationale. Books such as the 1842 *Cottage Residences* and the 1850 *Architecture of Country Houses* established their reputation as arbiters of good taste and went through many editions that found their way into the hands of owners and contractors alike. In *Master Builders*, historian Jane B. Davies explains their impact.

The English ideals of the picturesque . . . revolutionized the American house, relating it to its setting, giving irregularity to its shape, plan and surface, and



The Hazelton House, with its wood-frame construction, front gable, and overall simplicity of form, is similar to other houses built in outlying Chicago neighborhoods during their earliest stages of development. Three other examples include (top) the Wingert House at 6231 N. Canfield Ave. in the Norwood Park neighborhood, (above) the Palliser's Cottage No. 35 at 2314 W. 111th Pl. in the Morgan Park neighborhood, and (right) the Iglehart House at 11118 S. Artesian Ave. also in Morgan Park. (All three are designated Chicago Landmarks.)



Although no designer has been identified for the Hazelton House, it is likely that Hazelton and his builder used either architectural pattern books (which reproduced complete house designs) or carpenter guides (provided architectural details for experienced carpenters and builders to adapt to their own house designs). Top: A house illustrated in *Palliser's Model Homes*, published in 1878. Above left and right: House details published in Cummings and Miller, *Architecture: Designs for Street Fronts, Suburban Houses, and Cottages, Including Details for Both Exterior and Interior*.

freeing it from the austere rigidity of the traditional box pattern. The diversity of the new styles enriched the American scene. Many of the forms and features were imitated so much that they passed into the vernacular, and some—such as the asymmetrical massing, bay windows, board and batten siding, wide decorated eaves and expansive verandahs—became lasting contributions to American domestic architecture.

A typical practice was for an owner to decide what he needed, perhaps choosing a house design from a pattern book, then employing a local carpenter and craftsmen to execute his personal taste. Carpenter guides were also very popular, providing not only general house designs but also a array of building details, including doors, bay windows, and decorative trim of all kinds. Local carpenters or builders could adapt such details to specific owner taste. Both types of books were very popular among small-town and rural residents without access to trained architects.

The use of pattern books and carpenter guides as a source for architectural fashion was an American building custom from Colonial times into the mid-twentieth century. A continuous flood of such books published and used in this country rapidly spread such popular styles as the Italianate and Queen Anne styles in the late 19th century, the bungalow in the early 20th century, and the California ranch house after World War II.

For example, in 1876, Pallister, Pallister & Co., a Connecticut-based publisher, produced *Pallister's Model Homes for the People*, the first of a series of architectural pattern books. This widely distributed book contained illustrations of several styles of homes, including Gothic, Italianate and Victorian Gothic. Building owners could order plans from the company to build the home represented in the plate, or have their carpenter use the plates as inspiration for a dwelling. In Chicago, one of the Palliser designs, no. 35 from the 1878 *Palliser's American Cottage Homes*, was built by Rev. Johan Edgren in the then-suburb of Morgan Park (designated a Chicago Landmark in 2000).

Some of the homes illustrated in the many pattern books published by the Pallisers have the distinctive King post and cross bracing at the top of the gable similar to that seen on the Hazelton House. Although no building permit records or other documentation survive, it is likely that Hazelton and his builder were influenced by such pattern books or carpenter guides such as those produced by Pallister, Pallister & Co and other publishers.

CAPTAIN WILLIAM CROSS HAZELTON

According to A.T. Andreas's 1884 *History of Cook County*, **William Cross Hazelton (1832-1918)** was born in Merrimack County, New Hampshire. He was educated in his native county and became a teacher after finishing his education. About 1855 he settled in Illinois, where he taught school for two years in several locations. He then bought land and engaged in farming until the start of the Civil War. He enlisted on September 18,



Above: William Hazelton, the original owner of the Hazelton House, was a captain in the United States Army during the Civil War. Left: Hazelton in 1888, several years after the construction of the Hazelton House. Below: Hazelton feeding chickens. Later in his life, he retained some livestock long after the subdivision of his farm for the Forest Glen subdivision.



1861, in Company D, Eighth Illinois Cavalry. On the organization of the regiment he was elected Orderly Sergeant, promoted to Second, afterward First Lieutenant, and at the close of the war he held the commission of Captain.

According to Andreas, the Eighth Illinois Regiment was attached to the Army of the Potomac and had inscribed in its banners the names of one hundred battles. Captain Hazelton was with his regiment continuously with the exception of six months during which he was detached on special duty. He took part in the battles of Antietam, Gettysburg, the Peninsula and Petersburg campaigns, and many others.

Hazelton's most noteworthy Civil War escapade revolved around Lincoln's assassination. In his letter to his mother dated April 27, 1865, Hazelton relates:

We were first ordered to Washington to form part of the military escort at President Lincoln's funeral. Immediately after which we were sent here to Maryland in pursuit of Booth and some of his accomplices who were known to have come here. We traced Booth to the house of a Dr. Mudd where he went to have his leg set, a bone in which had been broken by a fall off his horse. At the doctor's he arrived on the morning after the murder. He had with him a man by the name of Harrold, one of his accomplices and a desperado well known in these parts. Here he remained until 2:00 o'clock in the afternoon of the same day. From here we were unable to trace him farther for some days. [Other troops across the Potomac eventually caught Booth several days later.]

At the close of the war in 1865 Hazelton brought his entire family from New Hampshire to Jefferson Township on the advice of a fellow cavalry officer, Andrew Dunning, who extolled the area's virtues, including good soil, adequate drainage and access to markets in Chicago. (Dunning was an important early settler in Jefferson Township in his own right, and the Dunning community area, southwest of Forest Glen, is named for him.) Hazelton bought 57 acres of farmland in what was then Jefferson Township, northwest of the then-northern boundary of Chicago, in 1866 from Richard Townsend. Hazelton set up his elderly parents, sister Josephine and his wife and growing family in an already existing house that was described by his youngest daughter as a "run down farm house." Here the family lived for the next fifteen years.

Hazelton had married Fannie A. Morrill in New Hampshire in 1863 during the war. After moving to Jefferson Township, they had seven children, four of whom (a son and three daughters) survived to adulthood. The youngest daughter, Jessie, would become her father's biographer, compiling a manuscript including many of his letters to his mother during the Civil War. Completed in 1929, this typed manuscript, available at the Chicago Historical Society, was completed eleven years after Hazelton's death. In the early years Hazelton grew vegetables and other grains for the market in Chicago, in later years adding fruit and a nursery of elm and maple trees. During these first few years, he farmed during the growing season and taught school during the winter months.

Hazelton was a community leader in Jefferson Township during the late 19th century. He held the office of treasurer of the school board for twelve years and served as one of the first trustees when the Village of Jefferson was organized in 1872.

He was also the postmaster of Forest Glen for a few years, having been responsible for petitioning the United States Postmaster to open a post office in the village. He also donated land for the Forest Glen railroad station, a Swedish Methodist Church, and a primary school originally housing grades one to three. Hazelton was a prominent member of the First Congregational Church of Forest Glen and paid for a church building built in 1895. (All four of these early community buildings have been demolished.)

In 1907, community members began to honor the "Captain," as most people called him, at a yearly birthday celebration held in mid November. Filled with patriotic sentiment, these events outlasted the Captain himself, continuing until 1939, 21 years after his death.

JEFFERSON TOWNSHIP AND FOREST GLEN

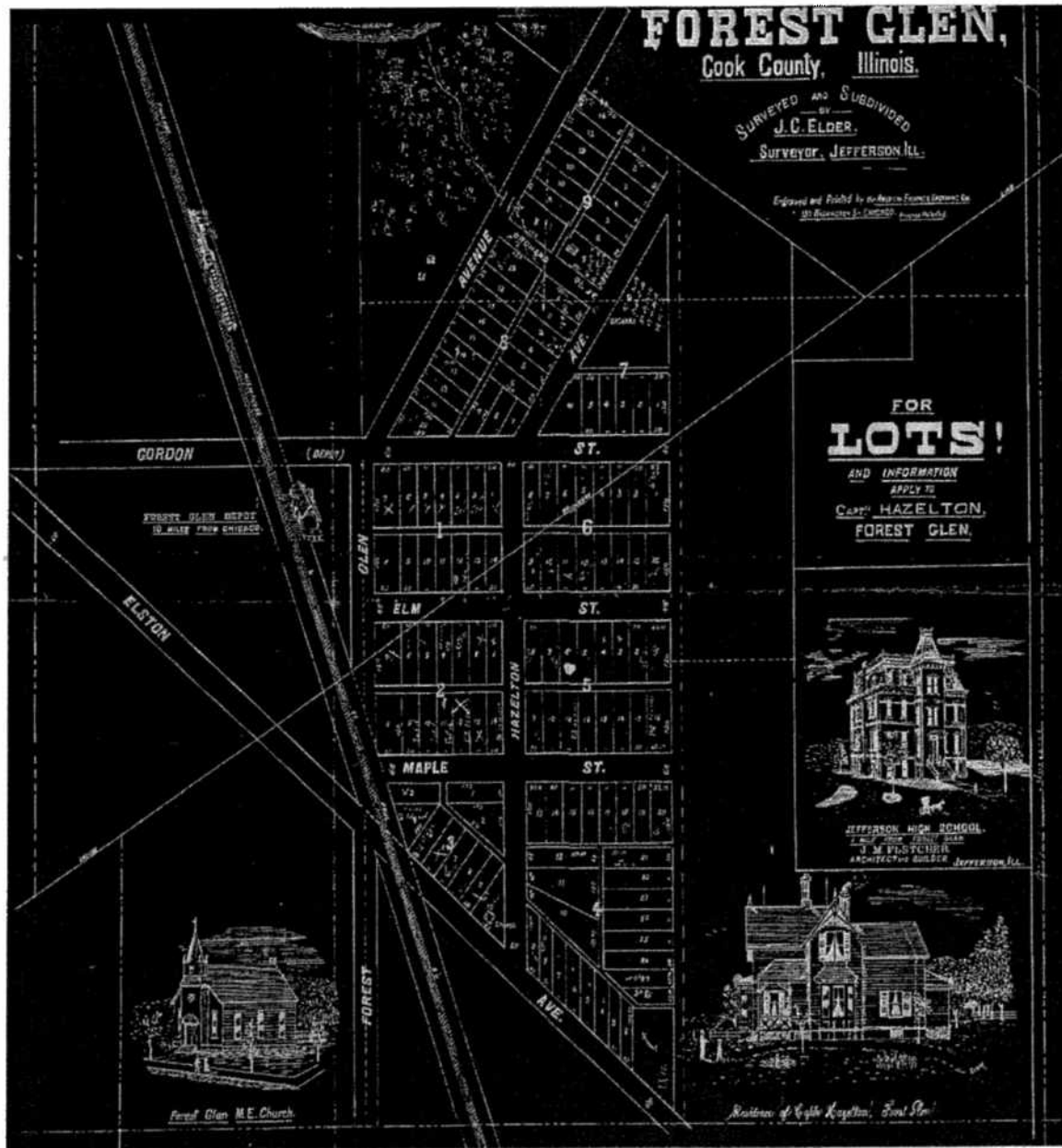
The 57-acre Hazelton farm was located in what would become Chicago's Forest Glen community area, originally part of Jefferson Township. Much of the Forest Glen community area consists of land once owned by Billy Caldwell, a Pottawatomie Indian chief, also known as Saugunash, who received 1,600 acres from the United States government in 1828 to be used as an Indian Reservation. The Pottawatomie left the region shortly thereafter, and Caldwell sold most of the land to local farmers in 1836. The remainder of the Caldwell land eventually became Cook County-owned forest preserve.

Hazelton's farm, according to his daughter Jessie, was not part of the Caldwell reservation. The farm's boundaries were roughly the North Branch of the Chicago River on the north and what is now Cicero Avenue on the east, Foster and Elston Avenues to the south and southwest, and the Chicago, Milwaukee and St. Paul Railroad on the west. The Indian Boundary line—the northern boundary of an 1816 Indian treaty ceding land to the United States government that would eventually become the frontier settlement of Chicago—ran diagonally through the Hazelton farm.

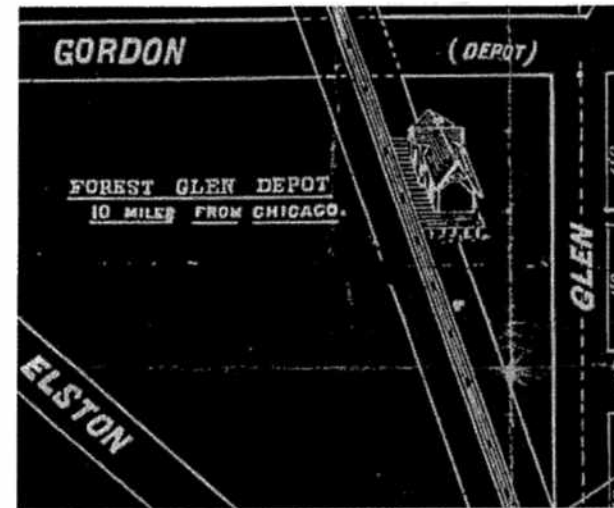
According to Hazelton's daughter Jessie, the construction of the railroad tracks north from Chicago past the Hazelton farm in 1872 was greeted as "an event that filled him with high hopes that the larger area could be built up with subdivisions which later he named Forest Glen." In 1884 Chicago historian A.T. Andreas described Forest Glen as "this embryo village" platted on ten acres of Hazelton's farm several years earlier.

Hazelton's daughter recalled the construction of the Hazelton house:

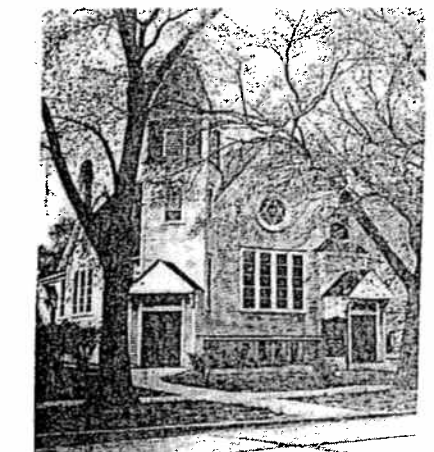
The year 1881 was a happy one. There was beginning to be sale of lots in the Forest Glen subdivision, so the strenuous farm work could be lightened. A new home was built . . . a two story, seven room building, modest but very



A real estate map published by Hazelton in 1888 to advertise his Forest Glen subdivision. The Hazelton House is depicted at bottom right.



Hazelton either built or financed several buildings in the new railroad subdivision, including his own house (top), the Forest Glen railroad depot (middle left and right), the Forest Glen Methodist Episcopal Church (left), and the Congregational Church of Forest Glen (bottom). All but the Hazelton House have been demolished.



comfortable. There were fire places in three rooms, so now at last the Captain had his open fire that he had dreamed of that long ago day in the army.

Although the Hazelton property had been a working farm, a portion of it was considered by Hazelton to have special beauty. His daughter remembered:

The Captain's 57 acres were level prairie land, except for a small portion lying along the North Branch of the Chicago River. This glen was a place of natural beauty. Through it meandered the little river. Majestic trees shade the lower ground nearest the river, while a gentile incline rose to the level of the prairie, an incline clothed in the freshest green and lovely with wild flowers.

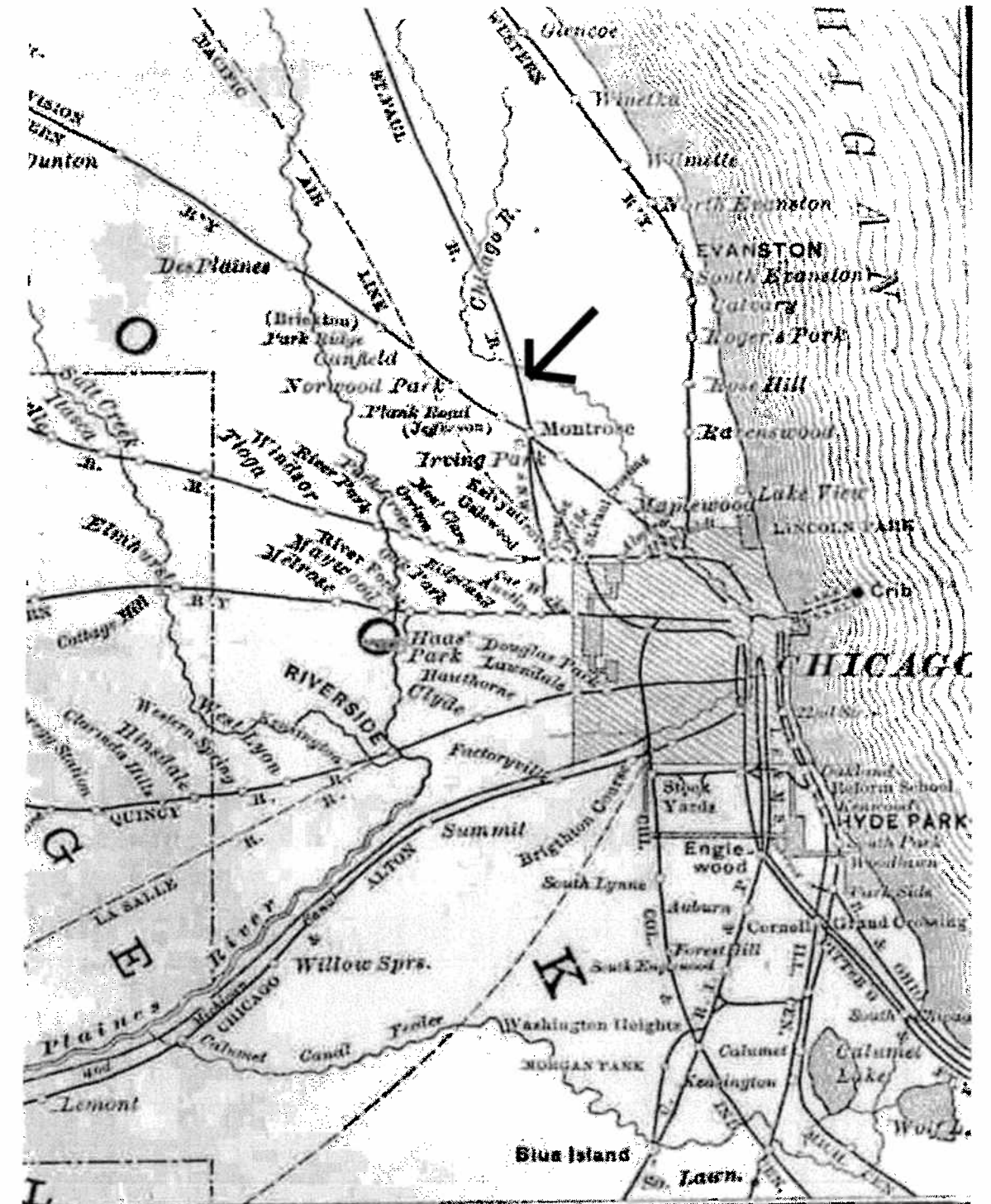
The Captain began his subdivision with the most marketable lots close to the railroad station. He carved out significant acreage, however, between the railroad and the banks of the North Branch of the Chicago River, because the area was heavily forested—this being the “glen” that was a part of the Forest Glen community name. This section was never subdivided and was preserved throughout Hazelton's lifetime as a place of natural beauty.

In 1917, a year before his death, Hazelton was successful in persuading the Cook County Forest Preserve District to buy his beloved glen as an addition to the District's park lands. Jessie noted, “The purchase fulfilled the Captain's dream that this beauty spot should be kept in its natural loveliness for the enjoyment of future generations. The land thus purchased included the home site, but a kindly arrangement was made that the home need not be disturbed during the Captain's life.” After Hazelton's death in 1918, the house and barn were moved across Forest Glen Avenue to a small suburban-sized lot in 1920, while the Forest Glen Forest Preserve was developed on much of the remaining Hazelton farm.

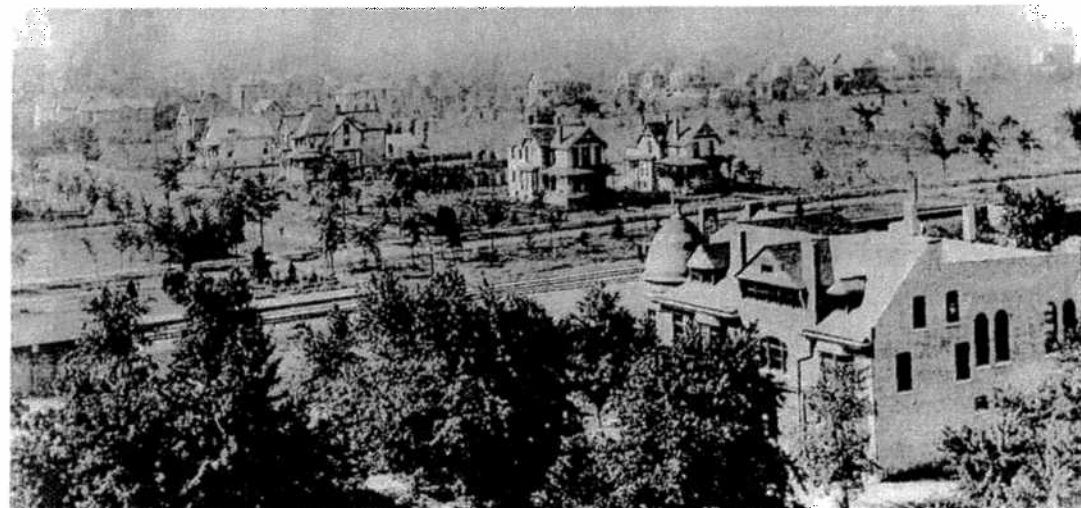
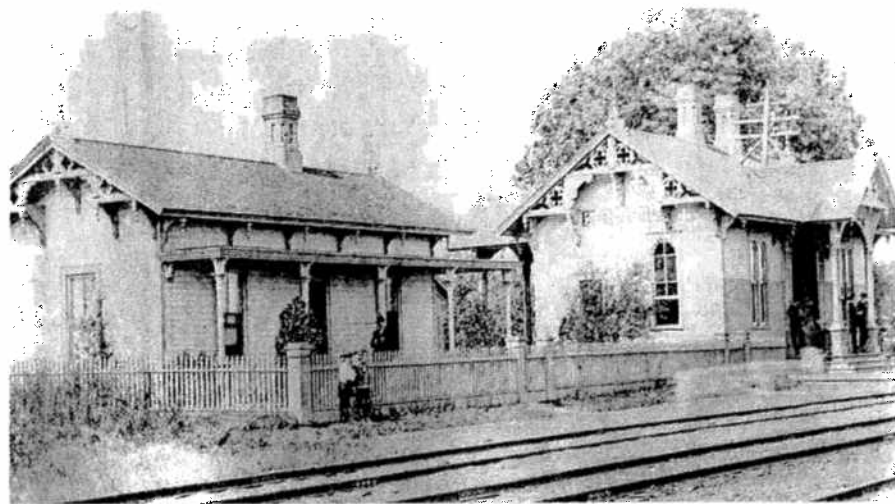
FOREST GLEN AND CHICAGO RAILROAD SUBURBS

Historian Barbara Posadas in her article, “A Home in the Country: Suburbanization in Jefferson Township 1870-1889,” makes the point that “. . . nineteenth century Chicagoans left the city for a variety of reasons. Culturally they were a people caught between two ideals. One celebrated the benefits of industrial progress; the other celebrated the virtues of an earlier, simpler, more natural way of life. Wishing to wed both ideals, Americans sought ways of working in the city but living in the country.”

The ability to commute for business into the Loop via railroad made land adjacent to the many railroad lines leading into Chicago desirable for residential subdivision, and many outlying neighborhoods in Chicago, including Morgan Park, Kenwood, Austin, Irving Park, and Rogers Park, began existence in the late 19th century as small-scale suburbs centered on commuter railroad stations established at the urging of local residents or property owners. The railroad station in the South Side Hyde Park neighborhood, for example, came about because Paul Cornell, a local developer, convinced the newly



An 1873 map showing railroad lines and suburbs around Chicago. At this time, the Chicago, Milwaukee, and St. Paul Railroad had been built north from Chicago through Jefferson Township, but the Forest Glen subdivision (location marked by arrow) had not yet been platted by Hazelton. In 1889, the rapidly growing city annexed much of the onerural land surrounding it, including many small railroad suburbs and subdivisions such as Forest Glen.



The development of railroad suburbs such as Forest Glen represents an important development pattern in Chicago's history. Other examples of once-suburban developments include (top) Kenwood on Chicago's South Side (the photo shows the train station built in the 1850s), (middle) the North-Side community of Ravenswood, and (bottom) Austin on Chicago's Far West Side.

established Illinois Central Railroad to provide local service. Ravenswood, just two miles south and east of Forest Glen, started as a flag stop on the Chicago & North Western Railroad (i.e., regular stops were not scheduled, but individuals could “flag” a passing train to stop and accept passengers as needed), but quickly developed after the Ravenswood Land Company purchased property from farmers in the area. Norwood Park, on another line of the Chicago & North Western Railroad, was just a thirty-minute ride downtown for commuters although far outside Chicago's city limits at the time it was established in 1869.

The existence of the Chicago, Milwaukee and St. Paul Railroad running along the western edge of Hazelton's farm encouraged Hazelton to consider exchanging back-breaking and modestly profitable farm work for a more lucrative profession as a real estate developer. Indeed Hazelton's business card from the 1880s somewhat optimistically noted him not as a farmer but “in real estate.”

Hazelton's efforts at real estate speculation in the years after the Panic of 1873 were like his contemporaries. According to Posadas, “The Village of Jefferson's boom was but part of what real estate agents and speculators term a recovery from the 1873 Panic. . . . Most looked to the sale of lots as seeking more of a safe investment rather than a lucrative one.” Financiers both large and small resumed activities predating the Panic of 1873, as they divided lots and built homes and sold a way of life. By 1880 the population of the future Forest Glen community area was a mere 4,846, but in four years time it had grown to 13,735.

Hazelton subdivided the west portion of his farm adjacent to the Chicago, Milwaukee, and St. Paul Railroad tracks. Hazelton's Forest Glen subdivision spread east from the tracks for three blocks, stretching from Foster Avenue on the south to the North Branch of the Chicago River on the north. The subdivision's “main street”—Forest Glen Avenue—ran north from Elston Avenue to the train station, then angled northeast the Hazelton House and its adjacent wooded “glen.” Parallel to Forest Glen Avenue was Hazelton's namesake street, Hazelton Avenue (now N. Lawler Ave.), while other streets were named for and bordered by elms and maples from his nursery.

Unfortunately for Hazelton, the growth of the subdivision was cruelly slow according to his daughter, “because the policy of the rail road was to cater to through traffic. Time after time the Captain interviewed the railroad officials trying to induce them to stop trains at Forest Glen, or to put on locals. Eleven long years passed before the Chicago, Milwaukee and St. Paul Railroad built a station at Forest Glen. It was 30 or 40 years before adequate train service was obtained.”

A feature in all of the deeds from the Hazelton farm includes a prohibition of the sale of alcoholic beverages. His anti-saloon provision cost him significantly, as the lots facing nearby Elston Avenue, at the time a toll road leading into Chicago, were likely spots for taverns and similar establishments. Instead he donated one large lot on Elston Avenue to the Swedish Methodist Church for their new building (demolished). A subdivision map

printed sometime after 1888 shows Hazelton's Forest Glen subdivision and drawings of the Hazelton House, the nearby Forest Glen [Swedish] Methodist Episcopal Church, and the more distant Jefferson High School, all features that Hazelton thought would be of interest to prospective lot buyers.

His youngest daughter states that "the Captain sold lots with easy payments, and attracting desirable people was far more important in his mind than in making sales." Another broadside, from after 1895, includes a rendering of the then-newly constructed building that Hazelton built for another church, the Jefferson Congregational Church (demolished).

Hazelton's lot sales increased slowly in the 1890s after the area was annexed to Chicago in 1889. At that time, all of the public buildings of the Village of Jefferson became City property, and water, sewer and public services such as police and fire were extended into the area. Hazelton's subdivision was populated largely by Swedes (who attended the Swedish Methodist Episcopal Church that he built for the congregation), Poles and Norwegians during the early years of the twentieth century. By 1920 residents also included those of Ukrainian, Polish, Czech and Italian extraction as more of the neighborhood's unimproved lots were built upon. A large wave of community development occurred in the 1920s and 1930s when many lots were sold, and brick and clapboard homes constructed.

Today, the Forest Glen community area contains, along with the original Forest Glen subdivision, the adjacent neighborhoods of Edgebrook and Saugunash. The community has a suburban setting, with tree-lined streets and some cul-de-sacs. It is surrounded by parks, forest preserves, golf courses and cemeteries. Most of the housing stock, built in the 1910s through 1960s, consists predominantly of bungalows, Colonial- and Tudor-style homes, and later post-World War II buildings.

The Hazelton House is one of the few reminders of the early years of Forest Glen's development, when pioneer homesteaders were settling its prairies, and Chicago, just ten miles away, was beginning its transition from boom town to major Midwest metropolis.

CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Sect 1 120 620 and 630), the Commission on Chicago Landmarks has the authority to make a preliminary recommendation of landmark designation for a building, structure, object or district if the Commission determines it meets two or more of the stated "criteria for designation," as well as possesses a significant degree of its historic design integrity.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Hazelton House be designated as a Chicago Landmark.

Criterion 1: Critical Part of the City's History

Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.

- The Hazelton House exemplifies the early history of the Forest Glen community area and the Far Northwest Side of Chicago (and, indeed, similar railroad subdivisions developed in outlying unincorporated areas surrounding the City) as it was transformed from Jefferson Township farmland to railroad suburb to Chicago neighborhood.

Criterion 3: Significant Person

Its identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, social, or other aspect of the development of the City of Chicago, State of Illinois, or the United States.

- The Hazelton House was the home of Captain William Cross Hazelton, who contributed to the history of Chicago through his real estate and civic ventures to establish and develop the Forest Glen community during the late 19th and early 20th centuries.
- Between 1866, when he bought a farm in what would become Forest Glen, and his death in 1918, Hazelton was a prominent civic and community leader in this Chicago community. He was a trustee of Jefferson Township and the Village of Jefferson before the area was annexed to the City of Chicago in 1889, a prominent member of the First Congregational Church of Jefferson, and treasurer of the local school board for a dozen years. His development of his farmland into suburban lots during the 1880s and 1890s became the nucleus for the subsequent Forest Glen neighborhood.
- The year before he died, Hazelton, in an early act of conservation, sold his beloved "glen"—a wooded area on the banks of the North Branch of the Chicago River—to the Cook County Forest Preserve District for the Forest Glen Forest Preserve.

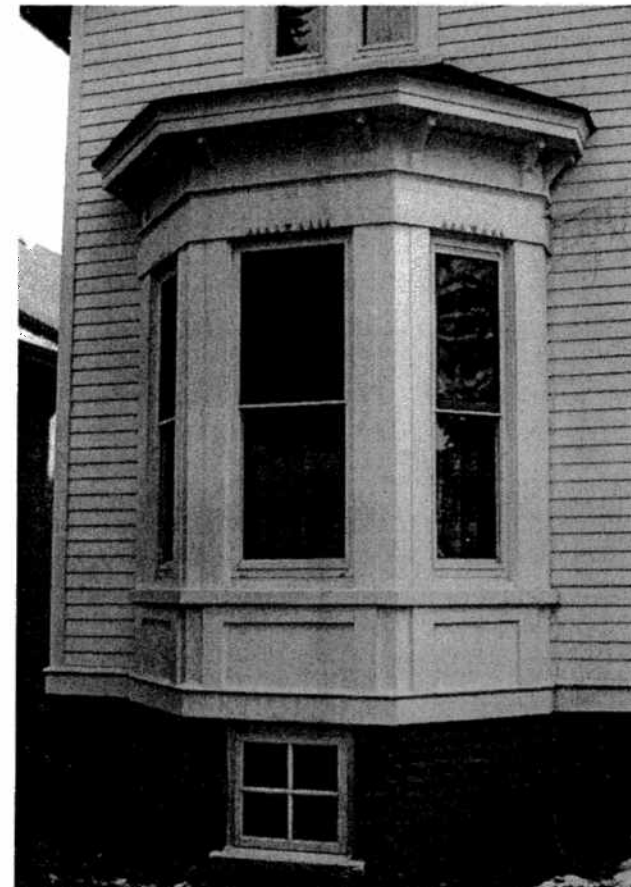
Criterion 4: Important Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship.

- The Hazelton House is an excellent and well-preserved example of a vernacular carpenter-builder house in the Queen Anne style, illustrating the use and importance in late 19th-century Chicago of architectural pattern books and carpenter guides that provided outlying suburban and rural property owners with practical building construction information and techniques.



In 1918, Hazelton sold the northernmost section of his farm, next to the North Branch of the Chicago River, to the newly established Cook County Forest Preserve. This wooded "glen," as Hazelton called it, had been his favorite part of the farm and had inspired the name of his subdivision.



The Hazelton House is handsomely detailed with finely-crafted wooden details, including gable cross-bracing, brackets, and delicate notching on eave bargeboards and above windows and doors.

- The Hazelton House retains its original architectural form and detailing, including finely carved-wood gable pendants and cross-bars, barge boards along roof eaves, and a bracketed porch with chamfered uprights.
- The Hazelton House is paired with its original wood barn, a utilitarian building type often lost to newer garages and outbuildings.

Integrity Criteria

The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architectural or aesthetic interest or value.

The Hazelton House has excellent exterior physical integrity (despite being moved across the street to its current site in 1920), retaining its overall exterior form, materials and original detailing, including wood clapboards, windows, and ornamental porch and roofline trim.

Minor exterior changes include storm windows and a new front door. The rear elevation has been changed through an extension to accommodate a larger first-floor kitchen and a second-floor bedroom and former sleeping porch (now winterized).

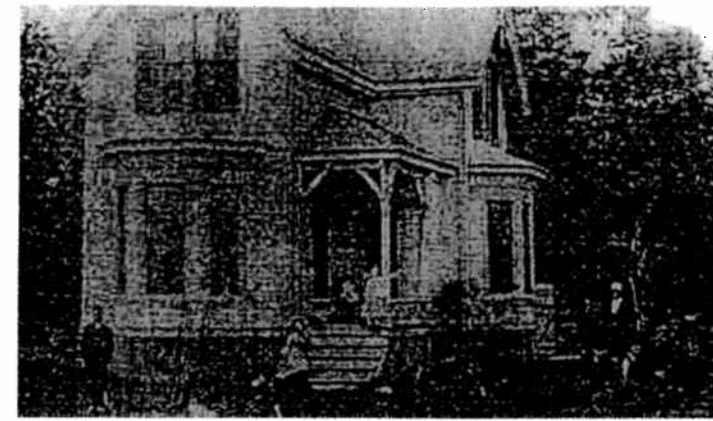
The narrow two-story former horse barn was also moved at the same time as the house and is now used as a two-car garage. A first-floor addition was added to the west elevation of the garage during the current owner's tenure.

SIGNIFICANT HISTORICAL AND ARCHITECTURAL DETAIL

Whenever a building, structure, object, or district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered the most important to preserve the historic and architectural character of the proposed landmark.

Based on its preliminary evaluation of the Hazelton House, the Commission staff recommends that the significant features be identified as

- All exterior elevations, including rooflines of the building; and
- the barn (now garage) at the rear lot line of the property.



Despite its move in 1920 to accommodate the newly established Forest Glen Forest Preserve, the Hazelton House retains good physical integrity. Photos depicting the house from the late 1880s to December 2004.

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Acknowledgements

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Special thanks to owners Gene and Marilyn Mikota, whose outstanding stewardship of the Hazelton House has ensured its survival, and who provided graphic material and some background on the history of the Hazelton family and their house used in this report.

Illustrations

Donna Ann Harris for the Commission on Chicago Landmarks: pp. 3, 4, 20, 21, and 23 (bottom right).

Bob Thall for the Commission on Chicago Landmarks: p. 6 (top).

John Lee for the Chicago Historic Resources Survey, Commission on Chicago Landmarks and the Department of Planning and Development: p. 6 (bottom).

From *Palliser's Model Homes*: p. 7 (top).

From Marcus F. Cummings and Charles C. Miller, *Architecture: Designs for Street Fronts, Suburban Houses, and Cottages, Including Details for both Exterior and Interior* (reproduced in Daniel D. Reiff, *Houses from Books, Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950: A History and Guide*): p. 7 (bottom).

Courtesy of Marilyn Mikota : p. 9, 12, 13, and 23 (top, middle, and bottom left).

From Mayer and Wade, *Chicago: Growth of a Metropolis*: p. 15 and 16.

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and the City Council, was established in 1968 by city ordinance. It is responsible for recommending to the City Council that individual building, sites, objects, or entire districts be designated as Chicago Landmarks, which protects them by law. The Commission is staffed by the Chicago Department of Planning and Development, 33 North LaSalle Street, Room 1600, Chicago, IL 60602; (312-744-3200) phone; (312-744-2958) TTY; (312-744-9140) fax, web site: www.cityofchicago.org/landmarks

This Preliminary Summary of Information is subject to possible revision and amendment during the designation process. Only language contained within the City Council's final landmark designation ordinance should be regarded as final.